095.0	0005	0009.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,106,300	/	1,106,300
USE VALUE:	1,106,300	/	1,106,300
ASSESSED:	1,106,300	/	1,106,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY HERBERT T IV &
Owner 2:	SWEENEY LINDSAY ANN
Owner 3:	
Street 1:	24 LANGLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEGUERDITCHIAN ARMEN/SYLVIE -
Owner 2:	-
Street 1:	24 LANGLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,001 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Clapboard Exterior and 2530 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9001.000	623,300		483,000	1,106,300
Total Card	0.207	623,300		483,000	1,106,300
Total Parcel	0.207	623,300		483,000	1,106,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.27 | /Parcel: 437.2

Legal Description

User Acct

62595

GIS Ref

GIS Ref

Insp Date

11/16/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 095.0-0005-0009.B

!7833!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	623,200	0	9,001.	483,000	1,106,200	1,106,200	Year End Roll	12/18/2019
2019	101	FV	464,400	0	9,001.	483,000	947,400	947,400	Year End Roll	1/3/2019
2018	101	FV	464,400	0	9,001.	414,000	878,400	878,400	Year End Roll	12/20/2017
2017	101	FV	464,400	0	9,001.	386,400	850,800	850,800	Year End Roll	1/3/2017
2016	101	FV	464,400	0	9,001.	331,200	795,600	795,600	Year End	1/4/2016
2015	101	FV	433,000	0	9,001.	296,700	729,700	729,700	Year End Roll	12/11/2014
2014	101	FV	433,000	0	9,001.	274,600	707,600	707,600	Year End Roll	12/16/2013
2013	101	FV	433,000	0	9,001.	261,900	694,900	694,900		12/13/2012

PRINT

Date	Time
12/10/20	22:26:19

LAST REV

Date	Time
05/07/19	14:52:09
apro	
7833	

USER DEFINED

Prior Id # 1:	62595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEGUERDITCHIAN	64638-592		12/10/2014		899,000	No	No		
MEGUERDITCHIAN	32151-240		12/18/2000	Family	1	No	No		
KEANE ROBERT	31627-35		7/21/2000		489,000	No	No		
	14969-417		4/1/1983		113,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2017	204	Re-Roof		C				
10/11/2001	740	Re-Roof	5,000	C				
5/18/2001	308	Demoliti	500	C				INTERIOR DEMO
5/10/2001	397	Addition	25,000	C				ADD MASTER BDRM OV
7/22/1996	328		5,000					REMODEL BSMT ADD B
3/23/1995	165		3,500					ADD WDK 16X12/REPA

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Inspected	163	PATRIOT
3/3/2009	Measured	163	PATRIOT
5/7/2002	Permit Visit	PM	Peter M
4/20/2001	MLS	MM	Mary M
11/15/2000	MLS	MM	Mary M
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9001		Sq. Ft.	Site		0	70.	0.77	4									483,024						483,000	

Total AC/HA: 0.20663 | Total SF/SM: 9001 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,024 | Spl Credit | Total: 483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15675664
Const Adj.:	1.02514994
Adj $ / SQ:	154.160
Other Features:	139838
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653365
Depreciation:	30055
Depreciated Total:	623310

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	2001
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

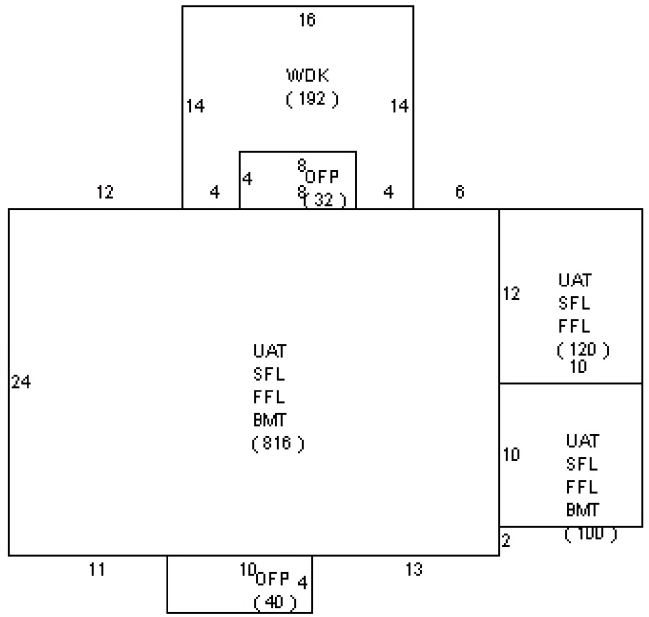
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.53
Special Features:	0	Val/Su Net:	177.53
Final Total:	623300	Val/Su SzAd	300.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,036	154.160	159,710
SFL	Second Floor	1,036	154.160	159,710
BMT	Basement	916	65.090	59,626
UAT	Upper Attic	259	61.660	15,971
WDK	Deck	192	11.490	2,206
OFP	Open Porch	72	40.410	2,909

	Net Sketched Area:	3,511		Total:	400,132
Size Ad	2072	Gross Are	4288	FinArea	2530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0005-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	